

Claims

What is claimed is:

- 5 1. A method for converting a renter into a property owner comprising the steps of: finding an investor wishing to invest in at least one property that can be rented; finding said renter wishing to rent said property; and obtaining the agreement of said investor to purchase
10 said property selected by said renter.
- 15 2. The method for converting a renter into a property owner according to Claim 1 wherein a third party finds said investor and said third party finds said renter.
- 20 3. The method for converting a renter into a property owner according to Claim 1 further comprising the steps of: receiving rent for said investor from said renter during a phase one period of time; obtaining a new
25 first mortgage for said renter to purchase said property selected by said renter from said investor for a current market value at the beginning of a phase two period of time; providing a sufficient second mortgage by said investor so that said renter requires no down
30 payment to purchase said property selected by said renter; and achieving an increase in the value of said property for said investor selected by said renter when said renter obtains said new first mortgage.
- 35 4. The method for converting a renter into a property owner according to Claim 3 further comprising the steps of: obtaining a further new first mortgage for said

renter thereby discharging said sufficient second mortgage provided by said investor; and gaining a portion of a new current market value of said property selected by said renter for said investor at the end of said phase two period of time.

5. The method for converting a renter into a property owner according to Claim 4 further comprising the steps of: finding an other renter to purchase an other property selected by said other renter during said phase two period of time; receiving rent for said investor from said other renter during an other phase one period of time; obtaining an other new first mortgage for said other renter to purchase said other property selected by said other renter from said investor for an other current market value at the beginning of an other phase two period of time; providing an other sufficient second mortgage by said investor so that said other renter requires no down payment to purchase said other property selected by said other renter to provide said investor with increased income potential; and achieving an increase in the value of said other property selected by said other renter for said investor during said other phase one period of time.

6. The method for converting a renter into a property owner according to Claim 5 further comprising the steps of: obtaining an other further new first mortgage for said other renter thereby discharging said an other sufficient second mortgage provided by said investor; and gaining a portion of an other new current market

value of said other property selected by said other renter for said investor at the end of said other phase two period of time.

5 7. The method for converting a renter into a property owner according to Claim 2 further comprising the steps of: selecting said property by said renter with the guidance of said third party, provided said property meets the investment needs of said investor; making an
10 initial investment by said investor to purchase said property selected by said renter; and entering a rental agreement between said renter and said investor.

15 8. The method for converting a renter into a property owner according to Claim 3 further comprising the step of: qualifying the renter during the phase one period of time for a loan to purchase said property selected by said renter at the beginning of said phase two period of time for said current market value.

20 9. The method for converting a renter into a property owner according to Claim 3 wherein said phase one period of time is at least about two years and said phase two period of time is at least about two years
25 and said phase one period of time may be extended so as to permit said renter to build up sufficient capital reserves to improve the credit worthiness of said renter.

30 10. The method for converting a renter into a property owner according to Claim 3 wherein said sufficient second mortgage provided by said investor at the

beginning of said phase two period of time is at least 20% of said current market value of said property selected by said renter.

- 5 11. The method for converting a renter into a property
owner according to Claim 10 wherein when said renter
obtaining a further new first mortgage to discharge
said at least 20% second mortgage provided by said
investor, said investor gaining at least 20% of a new
10 current market value of said property selected by said
renter at the end of said phase two period of time.
12. A method for converting a renter into a property owner
with the assistance of an investor comprising the steps
15 of: locating said investor wishing to invest in at
least one property that can be rented using a third
party; locating said renter wishing to rent said
property using said third party; using the guidance of
said third party by said renter to select said
20 property; and obtaining the agreement of said investor
by said third party for purchasing said property
selected by said renter.
13. The method for converting a renter into a property
25 owner with the assistance of an investor according to
Claim 12 further comprising the steps of: receiving
rent for said investor from said renter during at least
about a first two year period of time; obtaining a new
first mortgage for said renter to purchase said
30 property selected by said renter from said investor for
a market value at the end of about said first two year
period of time; providing at least a 20% second

mortgage by said investor so that said renter requires no down payment to purchase said property selected by said renter; and achieving an increase for said investor in the value of said property selected by said renter when said renter obtains said new first mortgage.

14. The method for converting a renter into a property owner with the assistance of an investor according to Claim 13 further comprising the steps of: obtaining a further new first mortgage for said renter to discharge said 20% second mortgage provided by said investor; and gaining a portion of a new market value of said property selected by said renter for said investor at the end of about at least a second two year period of time.

15. The method for converting a renter into a property owner with the assistance of an investor according to Claim 14 wherein said investor gaining at least 20% of said new current market value of said property selected by said renter at the end of about at least said second two year period of time.

16. The method for converting a renter into a property owner with the assistance of an investor according to Claim 13 further comprising the steps of: finding an other renter to purchase an other property selected by said other renter in co-operation with said third party during about at least said second two year period of time; receiving rent for said investor from said other renter during a third about at least two year period of

time; obtaining an other new first mortgage for said other renter to purchase said other property selected by said other renter for a market value at the beginning of a fourth about at least a two year period of time; providing an other at least 20% second mortgage by said investor so that said other renter requires no down payment to purchase said other property selected by said other renter to provide said investor with increased income potential; and achieving an increase in the value of said other property selected by said other renter by said investor during said third about at least two year period of time.

17. The method for converting a renter into a property owner with the assistance of an investor according to Claim 16 further comprising the steps of: obtaining an other further new first mortgage for said other renter thereby discharging said 20% second mortgage provided by said investor; and gaining a portion of an other new market value of said other property selected by said other renter for said investor at the end of about at least said fourth two year period of time.

18. A method initiated by a third party for converting a renter into a property owner in co-operation with an investor comprising the steps of: locating said investor wishing to invest in at least one property that can be rented using said third party; locating said renter wishing to rent said property using said third party; and obtaining the agreement of said investor to purchase said property selected by said renter using said third party.

19. The method initiated by a third party for converting a renter into a property owner in co-operation with an investor according to Claim 18 further comprising the steps of: receiving rent for said investor from said renter during a phase one period of time; obtaining a new first mortgage by said renter to purchase said property selected by said renter from said investor for a current market value at the beginning of a phase two period of time; providing a sufficient second mortgage by said investor so that said renter requires no down payment to purchase said property selected by said renter; achieving an increase in the value of said property selected by said renter for said investor when said renter obtains said new first mortgage; obtaining a further new first mortgage for said renter thereby discharging said sufficient second mortgage provided by said investor; and gaining a portion of a new current market value of said property selected by said renter for said investor at the end of said phase two period of time.

20. The method initiated by a third party for converting a renter into a property owner in co-operation with an investor according to Claim 19 further comprising the steps of: finding an other renter to purchase an other property selected by said other renter using said third party during said phase two period of time; receiving rent for said investor from said other renter during an other phase one period of time; obtaining an other new first mortgage by said other renter to purchase said other property selected by said other renter for an

other current market value at the beginning of an other phase two period of time; providing an other sufficient second mortgage by said investor so that said other renter requires no down payment to purchase said other property selected by said other renter to provide said investor with increased income potential; and achieving an increase in the value of said other property selected by said other renter for said investor during said other phase one period of time.

21. The method initiated by a third party for converting a renter into a property owner in co-operation with an investor according to Claim 20 further comprising the steps of: obtaining an other further new first mortgage for said other renter thereby discharging said an other sufficient second mortgage provided by said investor; and gaining a portion of an other new current market value of said other property selected by said other renter for said investor at the end of said other phase two period of time.